



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: [Environmentalservices@
planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

FAO Sharon Bickerstaff
Gravesham Borough Council

Your
Ref:
Our
Ref: APP/K2230/W/25/3371369

Sent by email:
Planning.appeals@gravesham.gov.uk

Date: 19 November 2025

Dear Ms Bickerstaff,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Prideaux Planning on behalf of D Tebbutt

Site Address: Clanna, Dean Lane, Meopham, Gravesend

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, Part Retrospective application for 1no mobile home, 1no touring mobile, 1no dayroom, hardstanding, fencing and associated soft landscaping, falls within the description at Schedule 2 10(b) of the above Regulations, the proposed development is located within Kent Downs National Landscape. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive area as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely,

Katherine King

Katherine King

**Senior Environmental Advisor
(Signed with the authority of the Secretary of State)**

cc: Prideaux Planning

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<https://acp.planninginspectorate.gov.uk/>